

Manor Street

CARDIFF, CF14 3PX

GUIDE PRICE £339,950

Hern &
Crabtree



Manor Street

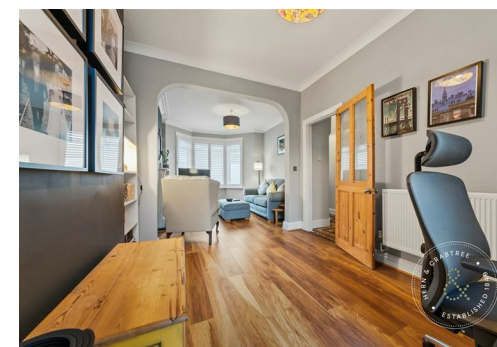
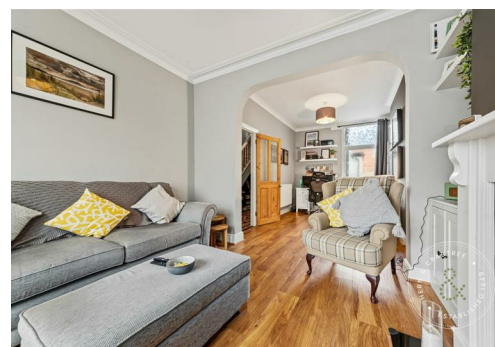
A beautifully presented three bedroom terraced home, full of character and thoughtfully maintained throughout, situated on Manor Street in the popular Heath area of Cardiff. Combining traditional period features with comfortable, well arranged living spaces, this charming property offers an inviting home in a convenient location close to the city centre.

The accommodation has a lovely sense of warmth and character, beginning with an entrance hallway featuring original tiled flooring and leading into a welcoming front living room. A beautiful fireplace, wooden flooring, fitted shutters and alcove shelving lend the room a timeless quality, while the adjoining dining room provides a natural setting for family meals and entertaining. Beyond, the fitted kitchen connects to a delightful conservatory, creating an additional reception space overlooking the rear garden. A convenient ground floor WC completes the accommodation downstairs.

Upstairs are three bedrooms, including a generous principal bedroom with an attractive bay window and fitted wardrobes, alongside a family bathroom. Outside, the enclosed rear garden offers a combination of gravelled seating areas, lawn and established planting, providing a pleasant setting for spending time outdoors.

Manor Street enjoys an excellent position in Heath, with the independent cafés, restaurants and shops of Whitchurch Road just a short stroll away. The area is particularly appealing for its balance of neighbourhood charm and everyday convenience, with Roath Park and its beautiful lake nearby, offering opportunities for walking, running and enjoying the outdoors.

Families are well catered for, with local schools including Allensbank Primary School, Ysgol Mynydd Bychan and Cathays High School. The University Hospital of Wales is also within easy reach, while nearby Cathays and Heath railway stations provide connections across Cardiff. Regular bus services and convenient road linking to the city centre and beyond.



Approx 1185.00 sq ft

Council Tax Band: E

Entrance Porch

Accessed via a storm porch, with a timber front door incorporating four obscure double glazed panels and an additional glazed panel above.

Entrance Hall

Coved ceiling, staircase rising to the first floor, original tiled flooring and an open understairs storage area. Doors lead into the ground floor accommodation.

Living Room

Double glazed bay window to the front with fitted shutters. Coved ceiling, attractive fireplace with wooden mantel, cast iron surround and stone hearth. Fitted low level cupboards and shelving to either side of the chimney breast, wooden flooring and radiator.

Dining Room

Double glazed window to the side. Coved ceiling, radiator and terracotta tiled flooring. A comfortable dining space with access through to the kitchen.

Kitchen

Double glazed patio doors leading into the conservatory. Coved ceiling, fitted wall and base units with laminate work surfaces, composite sink and drainer, integrated four ring gas hob, electric oven and grill, integrated washing machine and space and plumbing for a dishwasher. Laminate tiled effect flooring.

Conservatory

Double glazed windows to three sides with a double glazed roof, allowing plenty of natural light. Laminate flooring, cat flap and access towards the rear garden.

Ground Floor WC

Obscure double glazed window to the side. Low level WC, wash hand basin, radiator and laminate flooring.

First Floor Landing

Coved ceiling, wooden banisters, access to the loft and built-in storage cupboard. Doors leading to all three bedrooms and the family bathroom.

Bedroom One

Double glazed bay window to the front. Two fitted wardrobes and radiator.

Bedroom Two

Double glazed window to the rear. Coved ceiling and radiator.

Bedroom Three

Double glazed window to the rear. Built-in storage cupboard and radiator.

Bathroom

Obscure double glazed window to the side. Recessed ceiling spotlights, panelled bath with shower over, wash hand basin, low level WC, tiled walls around the bath and shower, tiled flooring and heated towel rail.

Front Garden

A small paved frontage enclosed by low brick boundary walls, providing a pleasant approach to the property.

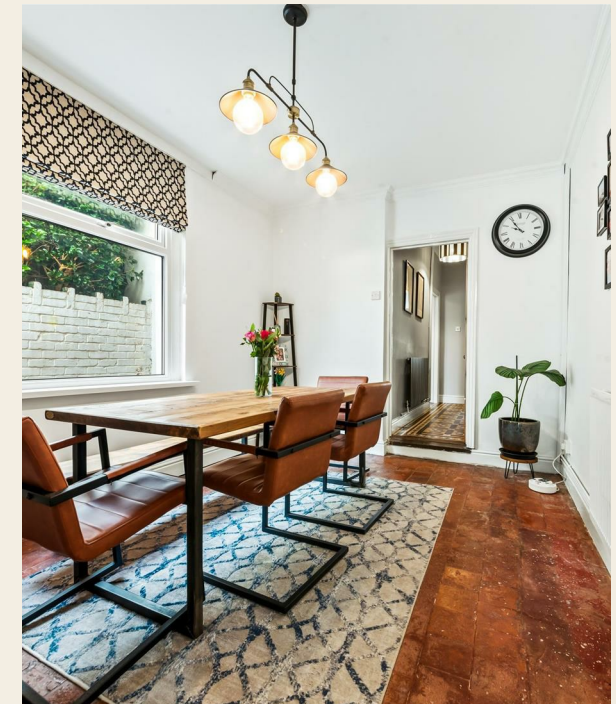
Rear Garden

An enclosed rear garden with timber fencing to one side and brick boundary walls to the remaining sides. Predominantly laid to gravel with a small lawned section and a raised, established flower bed. A useful garden shed provides additional storage.

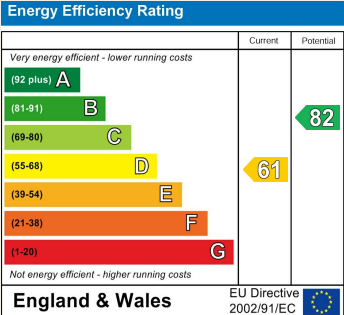
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